Davidson County DEEDWARR
Recvd: 04/16/02 11:20 2pgs
Fees:13.00 Taxes:1091.50

20020416-0046951

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

BOX 10 A

FROM: David R. Emery ("GRANTOR")

TO: Archie H. Adams and wife, Gayle Adams ("GRANTEES")

ADDRESS NEW OWNER:
Mr. and Mrs. Archie H. Adams
6017 Jocelyn Hollow Road
Nashville, TN 37205

SEND TAX BILLS:
same

MAP AND PARCEL
116-07-7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David R. Emery**, has bargained and sold, and by these presents does transfer and convey unto **Archie H. Adams and wife, Gayle Adams** , their heirs and assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Section 11, West Meade Farms, Inc., of record in Plat Book 1424, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David R. Emery by deed from Kevin McGinn and George McGinn of record at Instrument No. 20020114-0005716, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

The subject property was never the principal residence of the Grantor, David R. Emery.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the following:

1. Real property taxes for the year 2002, a lien, but not yet due and payable.

2. All matters appearing on the Plan of West Meade Farms, Section 11, of record in Plat Book 1424, page 93, Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers, storm drainage, water mains, and appurtenances contained in instrument of record in Book 6313, page 961, Register's Office for Davidson County, Tennessee.

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And GRANTOR does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Glenda J. Emery, spouse of GRANTOR, joins in and executes this instrument for the purpose of transferring any and all marital right, title and interest she may have in and to the property, but not further or otherwise.

WITNESS our hands this 11th day of April, 2002.

GRANTORS:

David R. Emery

David R. Emery

Glenda J. Emery

Glenda J. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers a Notary Public in and for said County and State, the within named, **David R. Emery** and wife, **Glenda J. Emery**, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 2002.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-17-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: ROBERT SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 30, 2005

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